

The Richard Outwater House
231 Hackensack Street
East Rutherford, Bergen County, New Jersey

HABS-NJ-700

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1.

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
District of New Jersey

Historic American Buildings Survey
Seymour Williams, F.A.I.A., District Officer
133 Central Avenue, Rahway, New Jersey

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The Richard Outwater House
231 Hackensack Street
East Rutherford, Bergen County, New Jersey

Owner: Miller Land Company, Inc.

Occupant: Mrs. Joseph J. Miller

Date of Erection: 1821(a)

Architect: Unknown

Builder: Richard Outwater (1777-1858), original owner(a)

Present Condition: Original with front porch and dormer windows added and garret partitioned about 1870. Original doors, shutters, etc. are stored in cellar

Number of Stories: One and a half, over cellar

Materials of Construction:

Foundation - stone masonry

Exterior walls - coursed ashlar red sandstone front; semi-coursed rubble rear and ends; ashlar corner quoins, door and window head lintels and sills; frame clapboarded gable ends above eaveline

Interior walls - lath and plaster on frame studding

Chimneys - brick, built into inside of gable end walls

Roof - gambrol; as rebuilt with box cornice about 1870

(a) "Mrs. Isaac S. Lord, daughter of the late Henry Outwater,says that Boiling Springs derived its name from a spring located on the Outwater farmCapt. (John) Outwater's son, Richard Outwater, built the old homestead on the Hackensack road in 1821.....He died May 6, 1858 at a very advanced age. His son Henry, father of Mrs. Lord, succeeded him in the old stone homestead." (Mrs. M.G. Riggs, editor, Things Old and New From Rutherford, 1898, pp. 26 and 27. See photo of house, p. 26).

PRINTS AND PHOTOGRAPHS
DIVISION

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Historical Data:

The identity of this example of early 19th century Dutch Colonial farmhouse as developed in Bergen County has been established by search of title back through successive owners as recorded in the public records, reported as follows. Published references(a) to it as the Outwater Homestead are accordingly confirmed.

The land, on part of which was later erected this house, was devised by Pieter Kip of New Barbadoes Township, Bergen County, in his will dated 14 February 1812 and proved 23 March 1813 thus: To his daughters Caty wife of Richard Outwater and Jane wife of John Van Winkel the following lots of land:

"To wit, the (part of) farm whereon I now live, lying on the north side of the Boiling Spring road from Berries Creek to where the line begins of the fifty acres which belongs to my son Henry P. Kip on the west end," also 10 acres of woodland.....adjoining Albert Ackerman, 15 acres of same in Monackye, 16 acres of swamp known as the Wolves nest, a cedar swamp known as Sarnestrake, one acre of same bought of Isaac Van Winkel and 2 of same off the east end of the lot which testator and his said son bought of Mr. Clark, "the above Lots of land to be equally divided between my two daughters Caty and Jane". To the son he devised the (part of the) farm that lay on the south side of Boiling Springs Road, with the residue of outlying lands, swamp and meadows not left to the daughters.(b) Testator's house, on that side of the road, was thus inherited by his son.

(b) Pieter Kip, b. 2 Dec. 1744 at Hackensack, eldest son and sole devisee of the real estate of Hendrick Kip of New Barbadoes Twp. and his wife Jannetje Banta, d. 8 Mar. 1813 at Boiling Spring, now E. Rutherford, in that twp., having mar. Willemymtje Van Winkle, b. 8 May 1751 d. 12 Sept. 1823, per gravestones in Ref. Dutch Chyd., Passaic, and had issue: Hendrick b. 14 July 1775, d. 21 Feb. 1840; Catharina b. 2 Sept. 1782, mar. Richard Outwater of whom further; Johannes b. 20 June 1785, prob. d. without issue; and Jane b. 20 Jan. 1788, mar. John S. Van Winkle of whom further. (F.E. Kip and M.L. Hawley History of the Kip Family in America, 1928, p. 169. See photo of "Kip Homestead at Rutherford, N.J., erected about 1743 by Hendrick Kip", p. 157).

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Less than two months after probate of this will of Pieter Kip, one of the two daughters and devisees, Jane Van Winkle and her husband John S. Van Winkle(c) of Saddle River Township, conveyed her share in the inherited paternal farm in New Barbadoes Township to Richard Outwater, of the latter place, husband of the other daughter Catharine by deed of 14 May 1813 for \$3750. A tract of 100 acres is therein described extending along the northeast side of Boiling Springs Road and bounded southeast by the bank of meadow of their brother, Henry P. Kip, northeast by meadow and upland of Albert Ackerman and northwest by other lands of said Kip.

Richard Outwater(d) who thus acquired the title to the entire hundred acre portion of his father-in-law Pieter Kip's farm on Boiling Springs Road, now Union Avenue, East Rutherford, held the same at the date of his will, 10 January 1845 (proved 26 May 1858), having erected thereon the house here considered, as stated above. He devised all his estate to his wife Catharine during her lifetime and afterwards the property in

(c) John C. Van Winkle, b. 13 Nov. 1784, Judge of Court of Common Pleas, was murdered 9 Jan. 1850 in his house, present no. 868 Goffle Rd., Hawthorne, Passaic Co., (house surveyed as HABS-NJ-531), having mar. 24 Mar. 1805 Jannetje Kip, b. 14 Jan. 1788, dau. of Pieter Kip of Boiling Springs (E. Rutherford, Bergen Co.), Reference (b).

(d) Richard Outwater, b. 1777 at Monachie near Hackensack, Bergen Co., son of (Judge) John Outwater and his wife Harriet Lozier, d. 1858 at Rutherford. After early life on father's farm he was a merchant in East Passaic successfully for ten years, then removed to Rutherford Park in lumbering and milling business, elected member of N.J. State Legislature, and was treas. of the Hoboken and Paterson Plank Road turnpike. He mar. Catharina Kip, b. 2 Sept. 1782, a dau. of Pieter Kip of Boiling Springs (E. Rutherford) and had issue: Willemetje b. 16 Dec. 1804, Harriet b. 22 June 1809, John b. 21 Aug. 1811, Peter b. 12 July 1814, Harriet Eliza b. 25 Mar. 1817 who mar. Jacob Van Horn, Jemima who mar. Adam Terhune, and Henry. Reference (b) and Clayton, Hist. of Bergen and Passaic Counties, N.J., 1882, p. 300.

Saddle River Township to his son John Outwater, and the homestead "whereon I now live," lying in Harrison Township, Hudson County, and also in Lodi Township, Bergen County^(e) to his sons Peter and Henry Outwater.

Subsequently, by deed of 28 April 1860, one of the two sons and devisees abovenamed, Peter R. Outwater and his wife Eliza, of Saddle River Township, conveyed to the other, Henry Outwater of Union Township, both Bergen County, for \$6000, his share in the paternal homestead as being a 40 acre tract bounded southwest by the Boiling Springs Road, west by the Paterson and Hudson River Railroad, northeast by land of Daniel Van Winkle and Albert Ackerman, and southeast by the meadow of Henry P. Kip. Also conveyed was the northwest 12 acre half of a meadow lot adjacent to the homestead tract.

Henry Outwater who thus acquired full title to the homestead in 1860, held it until 10 April 1866, on which date he conveyed it by deed to Daniel Van Winkle, both parties being described as residents of Union Township, as a 48 acre tract bounded north by lands of grantee and others, south by lands of same and by the Boiling Springs Road, east by the Hackensack and New York Railroad and west by the Erie Railway, so-called.

Daniel Van Winkle^(f) who thus added the property (here considered) to his other holdings adjacent, being of Union Township, conveyed by deed of 1st January 1869 to Charles Blackiston of same place, four tracts of land there for \$150,000,

(e) Lodi Twp. was created from New Barbadoos Twp. 1825; Harrison Twp. from Lodi Twp. and with Bergen Twp. and Jersey City set off as Hudson Co. 1840. Union Twp., created from Harrison Twp. and restored to Bergen Co. 1852.

(f) Daniel Van Winkle, son of John Jacob Van Winkle and wife Hester Van Giesen of Union Twp., was for many years largely identified with the growth and prosperity of the township. He is now a resident of Saddle River, though his sons remain in Union Twp. engaged in business at Rutherford. (Clayton, cited above, p. 301).

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the 52 acre first one of which, described as bounded northeast by Main Street, southeast by Polifly Road (Hackensack St.), southwest by Union Avenue, and west by the Erie Railroad, included the house here surveyed.

By deed of date thirteen days later, said Charles Blackiston of Rutherford Park, Union Township, conveyed the same four tracts to the Park Land Company, of same place, at the same price, subject to a \$140,000 mortgage held by said Van Winkle.

This development company having divided the property into 50 foot front lots and laid out streets, conveyed to Mrs. John C. Chatterton of Jersey City, lots nos. 223, 224, and 225 having a total frontage of 150 feet on the "Public Road to Hackensack" (Meadow St., Hackensack St. - Polifly Rd.) and the same at the rear on Summer Street, on which plots stands the house here considered. Mrs. Chatterton, described as of Union Township, and thus evidently occupying this house there, conveyed the same property to Silas W. Johnson of Philadelphia by her deed of 29 May 1885, she being then a widow.

Johnson and his wife, still of Philadelphia, passed title to Peter Schreyer and Caroline Reinhardt of New York by deed of 17 November 1886. The last named conveyed her half interest to the other grantee on 8 October 1888 and he, as Peter Schreyer, widower, of the Borough of East Rutherford(g) conveyed the property to Maria Miller of same place by his deed of 6 June 1895. Mrs. Miller died 14 January 1912 there, having by her will authorized her executors to sell her estate with consent of the heirs.

(g) Boro of East Rutherford created 1894 from Boiling Springs Twp. which had been created 1889 from Union Twp.

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Accordingly, by deed of 16 February 1921, the two sons and executors, Edward F. and Joseph J. Miller, conveyed the same property to the Miller Land Company, Inc., of the same borough, lots nos. 223, 224, 225 and 133 of the original layout. The latter of the two grantors continued residence in this house at 231 Hackensack Street and died there 9 November 1932, survived by his widow and daughter as heirs and devisees. They were residing there at the time of our survey of the house in 1941.

Reference:

Search of title in land and probate records of Bergen County by James Hanlon, H.A.B.S. abstractor reported 18 July 1941

Lewis D. Cook

Supervising Historian 27 August 1941

Approved:

Seymour Williams

SEYMOUR WILLIAMS, F. A. I. A.
District Officer